

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7146

• House - Castillonnès •





### **DETAILS**

Land surface: 30 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 2

Type of heating: POMPE A CHALEUR

**Drainage/sewage:** Everything in the sewer

Swimming pool: No

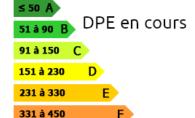
Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

**Built:** Not specified

Logement économe



Logement énergivore

Completely renovated house, with a beautiful terrace, spacious living rooms, 3 en-suite bedrooms, a large garage in the basement with a cellar and a well.

160 m<sup>2</sup> living

30 m<sup>2</sup>

- Castillonnès -12 Place Jasmin 47330 Castillonnès

Tel: 05 53 40 22 69 castillonnes@valadie-immobilier.com

Price fees included

233 200 €

Agency fees: 6 % VAT included\*
Price without fees: 220 000 €

\*The agency fees are entirely at the cost of the purchaser

Non-binding document



## Agence Immobilière Valadié

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## • Description ref n°7146 •

All amenities within walking distance of this house, completely renovated with great taste, including:

- -entrance hall (10.5m2),
- dining room (26m2),
- equipped kitchen with laundry area in a large cupboard (20m2),
- living room with wood stove (27m2) giving access to the terrace,
- independent toilets.

## **Upstairs**:

- palliate (9m2),
- a bedroom with adjoining shower room and toilet (18m2).
- hallway with staircase leading to the second floor (11m2),
- second bedroom with adjoining bathroom with toilet (12+10m2)

On the second floor: open bedroom with adjoining bathroom and toilet.

In the basement, partly insulation (glass wool): garage with heat pump (70m2), cellar and well.

### Miscellaneous:

- Central heating with heat pump
- New PVC double glazing joinery
- Sewer type sanitation









